

**MANAGEMENT CERTIFICATE
OF
WAVERLY ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Waverly Estates Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Waverly Estates.
2. The name of the Association: Waverly Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Waverly Estates, recorded as Document No. 2023000066586 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Waverly Estates Residential Community, Inc., c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034, Attn: Margie Maxwell, Executive Officer.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Waverly Estates Residential Community, Inc. c/o Assured Management Incorporated
Mailing Address:	2500 Legacy Dr., Ste 220, Frisco, TX 75034
Attn:	Margie Maxwell, Executive Officer
Telephone Number:	469-480-8000
Email Address:	<u>mmaxwell@assuredmanagement.com</u>

7. Website to access the Association's dedicatory instruments:
www.assuredmanagement.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$150.00

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WAVERLY ESTATES RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Resale Certificate Fee - \$375.00

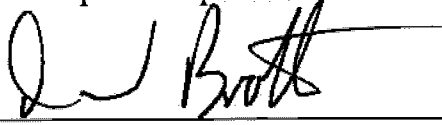
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 14th day of JUNE, 2023

**WAVERLY ESTATES RESIDENTIAL COMMUNITY,
INC.,**

a Texas nonprofit corporation

By: 

Printed Name: David Booth

Title: President

STATE OF TEXAS

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COUNTY OF

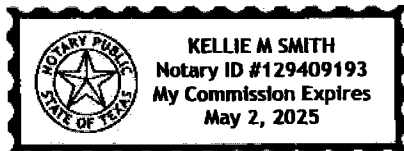
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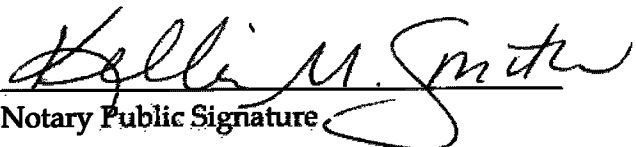
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This instrument was acknowledged before me on the 14th day of JUNE, 2023 by David Booth, President of WAVERLY ESTATES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Waverly Estates, recorded as Document No. 2023000066586 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Waverly Estates Community Manual, recorded as Document No. 2023000066655 in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.
3. Waverly Estates Adoption of Working Capital Assessment, recorded as Document No. 2023000066639 in the Official Public Records of Collin County, Texas.
4. Waverly Estates Notice of Plat Recordation [Phases 1A and 1B], recorded as Document No. 2023000066657 in the Official Public Records of Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000066727

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 15, 2023 12:53 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000066727
Receipt Number: 20230615000321
Recorded Date/Time: June 15, 2023 12:53 PM
User: Dwayne K
Station: Station 11

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX